

RESOLUTION TEMPLATE

Moved by:

Seconded by:

RESOLVED, That the waiver request for [applicant name, company, address or location], for waiver of [request],

Be granted for the following reasons:

That the applicant has demonstrated:

1. That the animals will be treated humanely and will not be neglected or treated with cruelty, and
2. The animals will be maintained in quarters constructed to prevent their escape, and
3. That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
4. That the animals will not be loud or likely be detrimental to the neighborhood.
5. Other [indicate reason(s)]

Be denied for the following reason(s):

1. That the animals will may not be treated humanely and/or will be neglected or treated with cruelty, and /or
2. The animals will not be maintained in quarters constructed to prevent their escape, and/or
3. That reasonable precautions have not been taken to protect the public from the animals and the animals from the public, and/or
4. That the animals may be loud and/or
5. That the animals will likely be detrimental to the neighborhood due to [indicate reason(s)]. and/or
6. Other [indicate reason(s)]

Be postponed for the following reasons:

Yeas:

Nays:

MOTION CARRIED / FAILED



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
planning@troymi.gov
248.524.3364

ANIMAL CONTROL APPEAL BOARD MEETING AGENDA

Jayne Saeger, Chair, Al Petruilis, Vice Chair
Neharunnessa Abdullah, Tina Catron, Doug Dombrowski,

May 24, 2023

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA -
3. APPROVAL OF MINUTES – March 22, 2023
4. PROCEDURE
5. HEARING OF CASES:
 - A. 2069 W WATTLES, HONGQI ZIN - In order to keep up to 10 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .35 acres in area.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)
 - B. 301 BELHAVEN, GABRIEL & TEODORA MOSUTAN - In order to keep up to 6 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .64 acre in area. This request is different than the one heard by the Animal Control Appeals Board in March 2023.
ANIMAL ORDINANCE SECTION: 90.70.20 (f)
 - C. 963 BANMOOR, SAADAT FAIZ - In order to keep up to 8 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .42 acres in area.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)
6. OTHER BUSINESS:
7. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On March 22, 2023, Chair Saeger called the Animal Control Appeal Board meeting to order.

1. ROLL CALL

Present:

Al Petruilis

Jayne Saeger

Doug Dombrowski

Also Present:

Paul Evans, Zoning & Compliance Specialist

Nicole MacMillan, Assistant City Attorney

2. APPROVAL OF AGENDA- No changes.

3. APPROVAL OF MINUTES

MOTION by Dombrowski

SECOND by Petruilis

RESOLVED, to approve the May 25, 2022 meeting minutes.

Yes: All

MOTION PASSED

4. PROCEDURE: Read by Chair Saeger

5. HEARING OF CASES:

A. 3382 KILMER, RAMANATHAN THANGAPANDI - In order to keep up to 8 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .45 acre in area

Mr. Evans provided an overview of the case. Applicant presented his case. Board asked questions of the applicant. Applicant indicates he has 10 chickens but would reduce number to 8.

Chair Saeger opened public comment. No one present spoke. Member Petruilis summarized written comments. 6 individuals provided letters of support.

Chair Saeger closed public comment

Board member discussion.

Dombrowski: Non responses from residents receiving hearing notices may connote approval. Applicant has significant neighbor support, resolved a difference with one of the supporting neighbors who originally opposed, has removed the rooster, and has done a good job of planning the chicken setup.

Petrulis: Has concerns about lot being less than .75 acres. Believes this is a smaller lot in a dense area. Property is too small.

MOTION by Dombrowski

RESOLVED to grant the applicant's request, that the applicant has demonstrated:

That the animals will be treated humanely and will not be neglected or treated with cruelty,

The animals will be maintained in quarters constructed to prevent their escape, and

That reasonable precautions shall be taken to protect the public from the animals and the animals from the public and

That the animals will not be loud or likely be detrimental to the neighborhood as evidenced by removal of the rooster, and

That the applicant has resolved differences with the neighbor.

No second.

MOTION by Petrulis

SECOND by Dombrowski

RESOLVED to deny the applicant's request, that the applicant's lot size does is below the .75 acre minimum. Mr. Dombrowski concurred with this finding.

Yes: All

MOTION APPROVED

- B. 301 BELHAVEN, GABRIEL & TEODORA MOSUTAN - In order to keep up to 7 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .64 acre in area.

Mr. Evans provided an overview of the case. Applicant presented her case. Board asked questions of the applicant. Applicant indicates neighbor at 290 E. Long Lake has a large dog that may enter their yard. They are strongly considering installing a 6 foot high privacy fence and move the chickens away from 290 E. Long Lake.

Chair Saeger opened public comment. Resident at 290 E. Long Lake confirmed her dog would indeed be a threat to the chickens without 6 foot high fencing. She asked if approval would decrease property values. Member Petrulius summarized former Board Member Carolan's recurring opinion that it negatively affected property values. Board Member Carolan was a real estate broker. Petrulius advised that some may view it as adding to property value. Member Dombrowski suggested to the resident at 290 E. Long Lake that if her dog would threaten the chickens, perhaps she should be the one installing a privacy fence. Mr. Evans reminded Board members to consider addressing public comments in their deliberations, once all public comment is received.

The Board summarized two written comments favoring granting.

Chair Saeger closed public comment.

Board member discussion.

Chair Saeger: In response to the Chair's question, applicant confirmed there will be no rooster and the associated noise.

Dombrowski: Confirmed with applicant that 6 foot high fence would be an acceptable condition of approval, should the Board approve the request.

Petrulius: Seeks compelling reasons to approve, does not see any here. Believes lot size is under minimum.

Saeger: Opposed to the request due to neighborhood lot configuration.

MOTION by Petrulius
SECOND by Saeger

RESOLVED to deny the applicant's request, that the chickens could cause difficulties for future residents having expectations that chickens will not be present in the neighborhood.

Yes: All

MOTION APPROVED

- C. 5594 FAWN CT, CHRISTOPHER & ANNE ROWLAND - In order to keep up to 4 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .52 acre in area.

Mr. Evans provided an overview of the case. Applicant and her daughter presented their case. They have spoken to two adjacent neighbors who support their request. They have done substantial research and believe they

are well prepared to successfully raise the chickens without being a nuisance to the neighborhood.

Applicant indicates neighbor at 290 E. Long Lake has a large dog that may enter their yard. They are strongly considering installing a 6 foot high privacy fence and move the chickens away from 290 E. Long Lake.

Chair Saeger opened public comment. Resident at 290 E. Long Lake confirmed her dog would indeed be a threat to the chickens without 6 foot tall fencing.

The Board summarized two written comments favoring granting.

Chair Saeger closed public comment

Board member discussion.

Mr. Evans provided an overview of the case. Applicant stated his case. Board asked questions of the applicant.

Chair Saeger opened public comment. Two Fawn Court residents favored granting. One of the residents is on the Association Board and indicates the Board has no issue.

Chair Saeger closed public comment.

Board Member discussion.

Petrulis: This is nice request with neighborhood support, but he does not see compelling reason to grant waiver. The neighborhood is dense, chickens could attract rodents and new neighbors may not agree that it is best.

MOTION by Petrulis
SECOND by Dombrowski

RESOLVED to deny applicant's request due to no compelling reason, neighborhood density, potential for rodents, potential conflict with future neighbors.

Yes: All

MOTION APPROVED

6. OTHER BUSINESS- Member Petrulis asked if beehives were regulated by the Animal Ordinance. Mr. Evans responded affirmatively and provided explanation.

7. ADJOURNMENT

Chair Saeger adjourned the meeting at 8:08 pm

Respectfully Submitted,

Jayne Saeger, Chair

Paul Evans, Zoning & Compliance Specialist

ANIMAL CONTROL APPEAL BOARD

The Animal Control Appeal Board is a group of five of your neighbors or peers appointed by City Council to pass judgment on requests for appeals, interpretations, and other matters that are brought before them.

PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chair will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

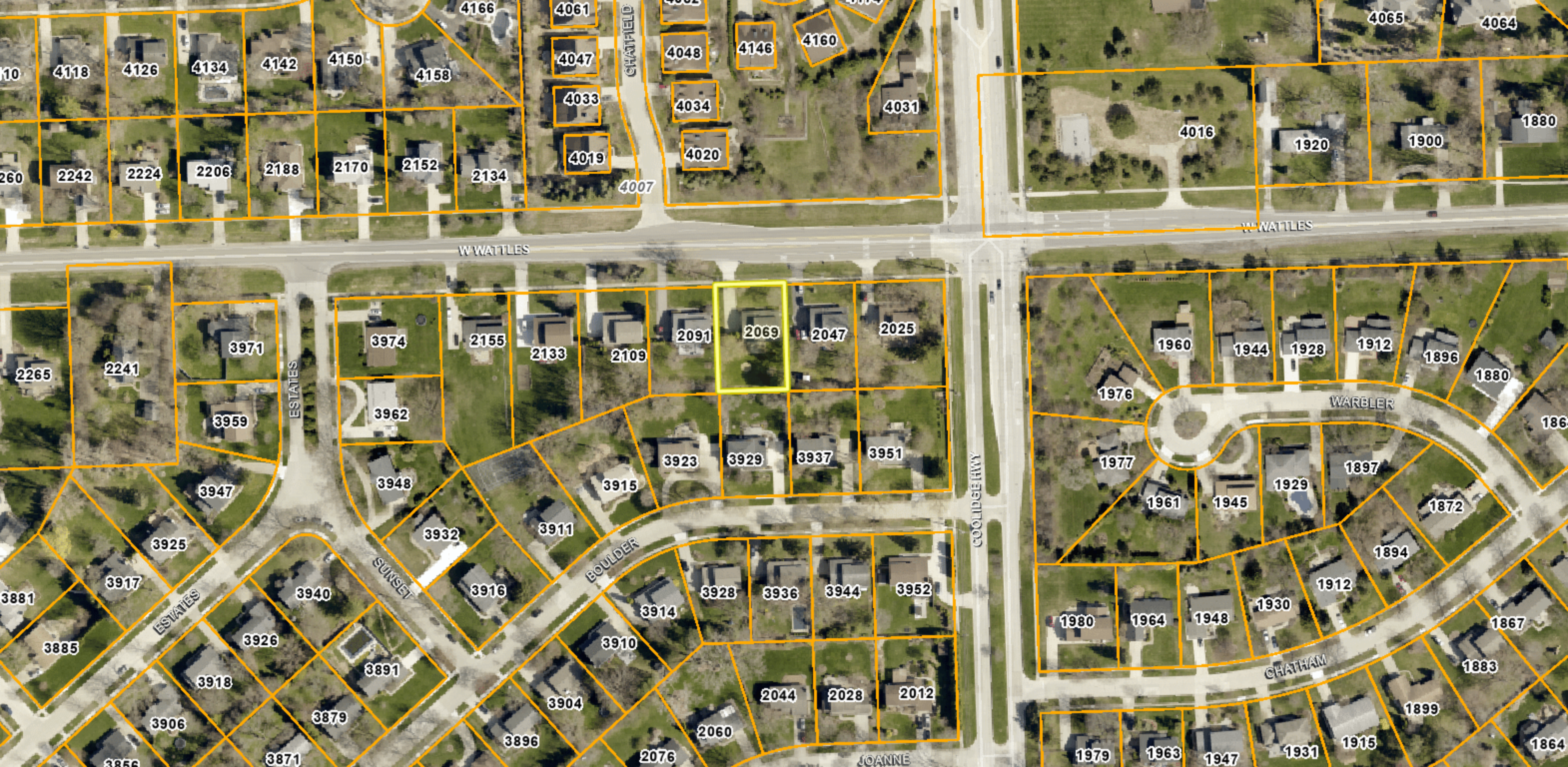
After the petitioner makes their presentation, and answers any questions that the Board may have, the Chair will open the Public Hearing. Administration will present public comments to the Board.

At the conclusion of public comments, the Chair will close public comment. Once the public comment is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board may allow the petitioner to address or rebut public comments.

The Board will then deliberate and make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of three votes are needed. The decision of the Board is final.

- A. 2069 W WATTLES, HONGQI ZIN - In order to keep up to 10 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .35 acres in area.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)



W WATTLES

W WATTLES

ESTATES

COOLIDGE HWY

WARBLER

BOULDER

CHATHAM

SUNSET

JOANNE

CHATFIELD

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W WATTLES

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ONLY

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2025





Animal Appeal Application

REGULAR MEETINGS OF THE ANIMAL CONTROL APPEALS BOARD ARE HELD ON THE **FOURTH WEDNESDAY OF EVERY OTHER MONTH AT 7:00 P.M. AT CITY HALL.** A COMPLETE DIGITAL APPLICATION MUST BE FILED AT LEAST **28 DAYS BEFORE** THE MEETING DATE. 2022 MEETING DATES ARE ON PAGE 3.

PROPERTY ADDRESS: _____

APPLICANT:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

PROPERTY OWNER (if different than applicant):

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____



Animal Appeal Application

APPLICATION DOCUMENTS REQUIRED:

- Written narrative describing your request
- If seeking a waiver, explain all compelling reasons why the waiver should be granted.
- Written response explaining how the request will satisfy the minimum criteria below.
- Site plan or property survey showing the location of buildings/structures intended to house animal(s)
- Dimensioned sketches or drawings of building, structures and/or other enclosures, including fences
- Sample photos of proposed building, structures, and/or other enclosures including fences.
- Anything else that will explain what is proposed

THE BOARD MUST FIND THE FOLLOWING MINIMUM CRITERIA HAVE BEEN SATISFIED:

- There are compelling reasons to grant a waiver.
- That the animals will be treated humanely and will not be neglected or treated with cruelty, and
- The animals will be maintained in quarters constructed to prevent their escape, and
- That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
- That the animals will not be loud or likely be detrimental to the neighborhood.

E-mail signed application and supporting files to planning@troymi.gov

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- (248) 524-3364
- planning@troymi.gov.

PERMISSION TO INSPECT PREMISES

I, _____(applicant) hereby depose and say that all the above statements and statements contained in the information submitted are true and correct and give permission for the Board Members and City Staff to enter the property to ascertain conditions.

APPLICANT SIGNATURE

DATE



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Animal Appeal Application

2023 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 25

March 22

May 24

July 26

September 27

October 25

I respectfully request that the Animal Control Appeals Board grant me permission to raise chickens in the back yard of my self-owned property for the purpose of petting and educating children. I believe that this is a positive step towards promoting a more sustainable and environmentally conscious community, and is providing a valuable learning experience for our children. Thank you for your time and consideration.

Sincerely,

Hongqi Xin

Maximum 10 chickens.

Dear Animal Control Appeals Board,

I am writing to respectfully request permission to raise chickens in the fully enclosed backyard of my self-owned property, 2069 W Wattles Rd, Troy, MI 48098, for the purpose of providing pets to my children and as educational tools. As a parent and a resident of this community, I believe that raising chickens can provide a unique and valuable experience for children, while also promoting a more sustainable and environmentally conscious lifestyle.

Chickens are known for their friendly and social nature, which makes them ideal pets for children who want to learn about animals in a safe and nurturing environment. My intention is to provide a safe and nurturing environment for the chickens, and to use them as pets for my children and other local children. In addition to providing pets, I also plan to use the chickens as an educational tool for children. I believe that by teaching children about where their food comes from and how to care for animals in a humane and responsible manner, we can promote a more sustainable and environmentally conscious community. Furthermore, through the introduction of experiments of early sex determination of the chicken by PCR means, the kids will learn/strengthen their molecular biological science knowledge obtained from their school study.

I understand that some people may have concerns about the noise and odor associated with raising chickens, but I can assure you that I will take all necessary precautions to ensure that my chickens are well-cared for and do not disturb my neighbors. I am willing to comply with any regulations, guidelines or animal ordinance that the City Council deems necessary to maintain a peaceful and respectful community.

Here is my plan for the raise of chickens in the back yard:

1) location of the chicken coop and run seated



Fig. 1



Fig. 2

Fig. 1 shows the lot of my property which is 1/3 acre and has a fully enclosed wire fence around my backyard, which will give additional security for my chickens to be kept in an appropriate environment and will not enter and disturb my neighbors. Fig. 2 shows where the chicken coop and run will be located

and the survey distance to the neighbors. There are trees around the place, which will be a sort of private site to avoid visual disturb to my neighbors and community also will give the chicken a shady and cool place in the summer. Additionally, flowers will also be planted around the coop and run to further hide the chicken as well as make a better living environment for them.

2) Chicken coop and run:

To ensure that the noise and odor are mostly avoided while raising chickens, a secure and appropriate coop will be constructed. The coop (size around 6ftx6ftx6ft similar with the below Fig. 3) embodied with a closed running and feeding area wrapped with twin wall sheets, which can largely reduce the odor and crowing noise from the hens after laying egg to cause any disturbance to my neighbors. I will maintain a clean and safe environment for my chickens, as well as ensure that they will be well-fed and humanely cared for and will not be neglected or treated with cruelty.



Fig. 3

Attached to the coop, a metal walk-in hen run house (Fig. 4, <https://www.amazon.com/Chicken-Flat-Roofed-Waterproof-Anti-Ultraviolet-Backyard/dp/B07YFHKN9B?th=1>) will be set up as shown in Fig. 5. Which will provide an adequate space for the chicken to exploring and make them really happy.



Fig. 4



Fig. 5

Large Metal Chicken Coop Walk-in Poultry Cage Hen Run House Rabbits Habitat Cage Flat Roofed Cage for Outdoor Backyard Farm Use (9.2' L x 12.5' W x 6.4' H, without tarp cover)



Brand	Polar Aurora
Target Species	Chicken, Dog, Rabbit, Cat, Duck
Product Dimensions	12.5"L x 9.2"W x 6.4"H
Material	Alloy Steel, Polyvinyl Chloride
Number of Levels	1

About this item

- **【Durable Steel Construction】** Manufactured with high quality steel frame, the coop is solid enough for your chicken to have free space in it. And it is not easy to damage, which can prolong a long-term service time. Besides, the quick-connect frame allows for easy

assembly. And our chicken coop has an upgrade reinforced design, The pipe wall we use is twice as thick as the pipe wall of someone else's cheap chicken coop!

- **【Great for Outdoor Use】** Featuring galvanized coop, it is protective and resists rust, corrosion and fading, so that the coop is weatherproof and of great durability.
- **【PVC Coated Hexagonal Wire Mesh】** The wall of the chicken coop is made of PVC coated hexagonal wire mesh that is too solid and durable to damage. Also, the small gaps between meshes add safety to your chicken that prevent them from some predators.
- **【Safety Lockable Steel Door Design】** Lockable steel door with a latch and steel wire ties for extra safety, and easy for you to feed your chicken and clean the inside. Designed with a number of essential pedestals that make it a wonderful home for any poultry.
- **【Easy to Clean】** The tube of the coop is galvanized so that it is rust resistant and easy to keep a clean environment for your chicken. The smooth surface is easy to clean with a wet cloth or some running water. It offers protection to your pets whilst also gives plenty of room for foraging.
- **【Great Service】** We provides warranty. If you have any questions during installation or use, please do not hesitate to contact us. Our customer service is online 24 hours all day.

B. 301 BELHAVEN, GABRIEL & TEODORA MOSUTAN - In order to keep up to 6 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .64 acre in area. This request is different than the one heard by the Animal Control Appeals Board in March 2023.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)



W LONG LAKE

E LONG LAKE

E LONG LAKE

SOMERTON

BRAEMAR

ABERDEEN

GLENSHIRE

WILTON

BELHAVEN

BELDALE

BELZAIR

LIVERNOIS

DORSHIRE

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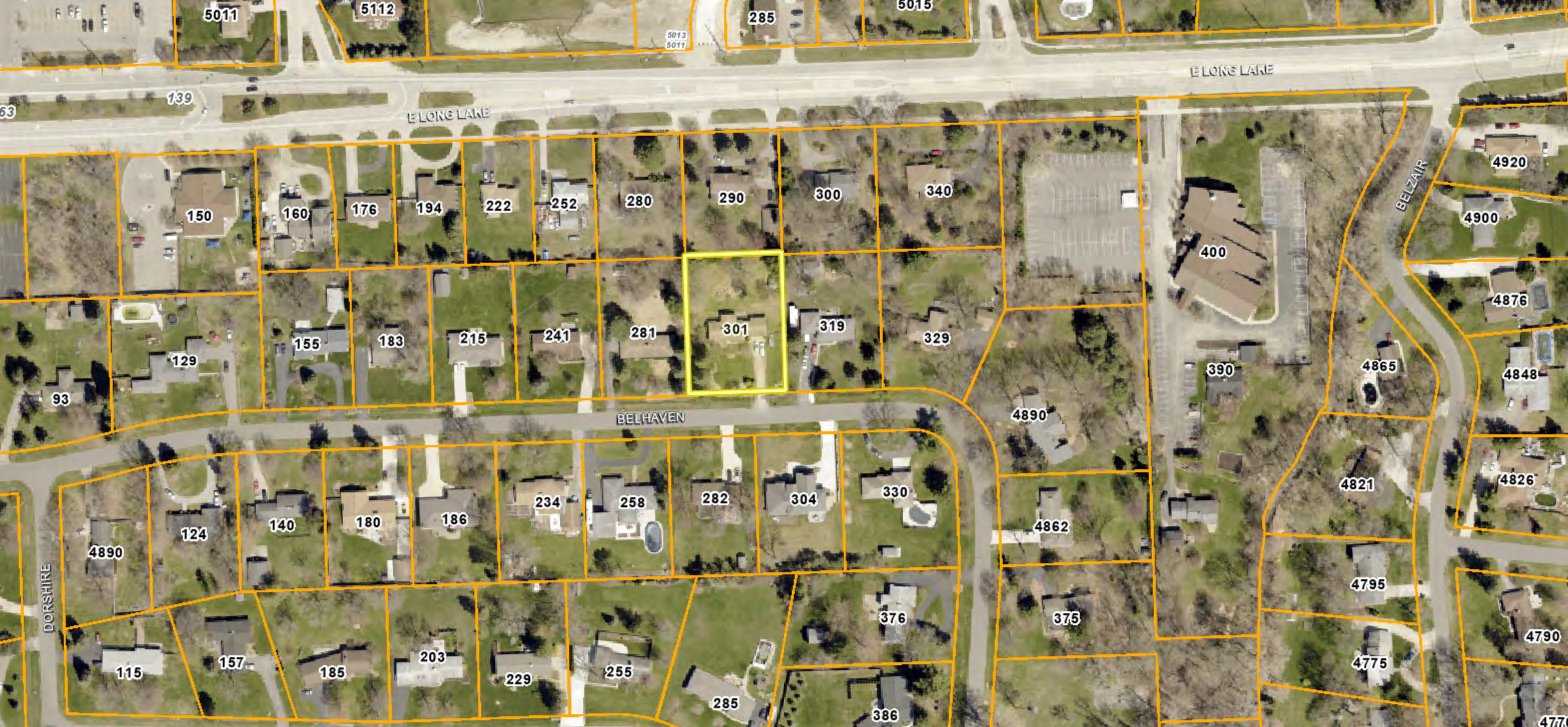
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BELHAVEN





Animal Appeal Application

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PROPERTY ADDRESS: 301 Belhaven Drive

APPLICANT:

NAME Gabriel and Teodora Mosutan

ADDRESS 301 Belhaven Drive

CITY Troy STATE MI ZIP 48085

PHONE 248-590-6534

E-MAIL teodora23@gmail.com

PROPERTY OWNER (if different than applicant):

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____



Animal Appeal Application

APPLICATION DOCUMENTS REQUIRED:

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Questions? Contact Paul Evans, Zoning & Compliance Specialist

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- planning@troymi.gov.

PERMISSION TO INSPECT PREMISES

I, Teodora Mosutan (applicant) hereby depose and say that all the above statements and statements contained in the information submitted are true and correct and give permission for the Board Members and City Staff to enter the property to ascertain conditions.

APPLICANT SIGNATURE Teodora Mosutan DATE 04-26-2023

Chicken Waiver

I am writing to apply for a waiver to be able to house 4-6 chickens on my property. I know that the requirement is a minimum of 0.75 of an acre and my property is only a little bit below that, coming in at 0.64 of an acre, and I am asking that since the difference is such a small amount that this requirement can be waived and not stop us from getting chickens. I have done a lot of research into what is required to house chickens and I believe that I can do a great job in making sure they are cared for properly and humanely. I am going to built a coop and enclosure that will be sturdy and not only give the chickens enough space to be happy and healthy but also keep them safe from know predators in the area. Attached to the coop will be a large enclosed outdoor area to give the chickens ample space to forage but also be kept safe. I have also looked into the best feed that can be given to chickens to ensure that they grow healthy and lay the most nutritionally dense eggs possible. That brings me to one of the main reasons that I am looking to get chickens and that is for the eggs. Research shows that eggs bought from the store are not as nutritious as eggs that you could have in your own backyard where you know exactly what the chickens are eating and are not cramped together but have space to roam. I also have a couple of children that suffer from skin issues and I have noticed that diet plays a large part in how many flare ups they have and having my own organic eggs will be another thing I can do to ensure optimal health for my children. Aside from the obvious health benefits chickens are also very important for controlling insects in my yard. I plan to place the coop/enclosure near my garden so that the chickens can keep the amount of pests that attack my garden down to a minimum. Lastly having chickens can be used as a huge educational tool. I currently homeschool my four children

and the chickens can be used to teach the children many things from caring properly for an animal to the responsibility of having to care for an animal. I have also spoke to the HOA in my neighborhood and they have no issues with us getting chickens and are actually very encouraging and excited about the idea of us having chickens. Lastly we are also planning to put a privacy fence up enclosing the whole backyard, which will provide even more protection of the chickens and privacy for the surrounding neighbors.

I have also looked into common concerns that usually arise with chickens and I can address all of them. One of the first issues is the space. I am looking at getting 4-6 chickens and found that they require a minimum of 2-3 square feet per bird. Based on the amount of property I have there is ample space in my yard for a coop as well as an attached enclosed run to allow plenty of space for the chickens to be more than comfortable and leave plenty of space in my yard left over for my kids to run around. Another issue that I have come across is the noise level. I have done a lot of research and there are hundreds of different chicken breeds out there. As I am looking to have chickens mainly for the eggs I have come across a few different breeds that not only lay well but also are relatively quiet and are known to be more docile and not cause any trouble. I also will definitely not be getting a rooster, as I know they are not allowed in the city of Troy. Another complaint that I have heard is common with chickens is the odor. Again I have researched a way to combat this problem by providing a particular litter method for the coop/run that will leave the chicken area almost odorless. Another thing that was brought to my attention is the concern for pests. I have spoken with many people that currently have chickens and believe that with proper cleaning/keeping of the coop, proper and secure storage of the food, and a solid enclosure around the chickens

area I should be able to avoid any unwanted pests. Lastly, a concern that was raised by a neighbor was the idea that having chickens could decrease the value of surrounding properties. Again, I have done research in regards to this and found that there is no evidence to show that property values could go down. The opposite is actually true and a recent article that studied this issue showed that having chickens in the neighborhood was actually seen as a positive and people enjoyed having them around and there was no effect on property value at all.

Thank you so much for your time and consideration.

Teodora Mosutan



This is the proposed chicken coop and attached enclosure. The whole enclosure and coop is 6 ft wide x 12 feet long x 7.5 feet tall

There will also be a fence put up on the property in the backyard enclosing the backyard completely and providing more privacy from the neighbors. The fence will be a basic 6ft wood privacy fence.



C. 963 BANMOOR, SAADAT FAIZ - In order to keep up to 8 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .42 acres in area.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)

20-15-126-007

9

140.00





BANMOOR

EMERSON

WILSHIRE

WILSHIRE

W BIG BEAVER

TOWN CENTER

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BANMOOR

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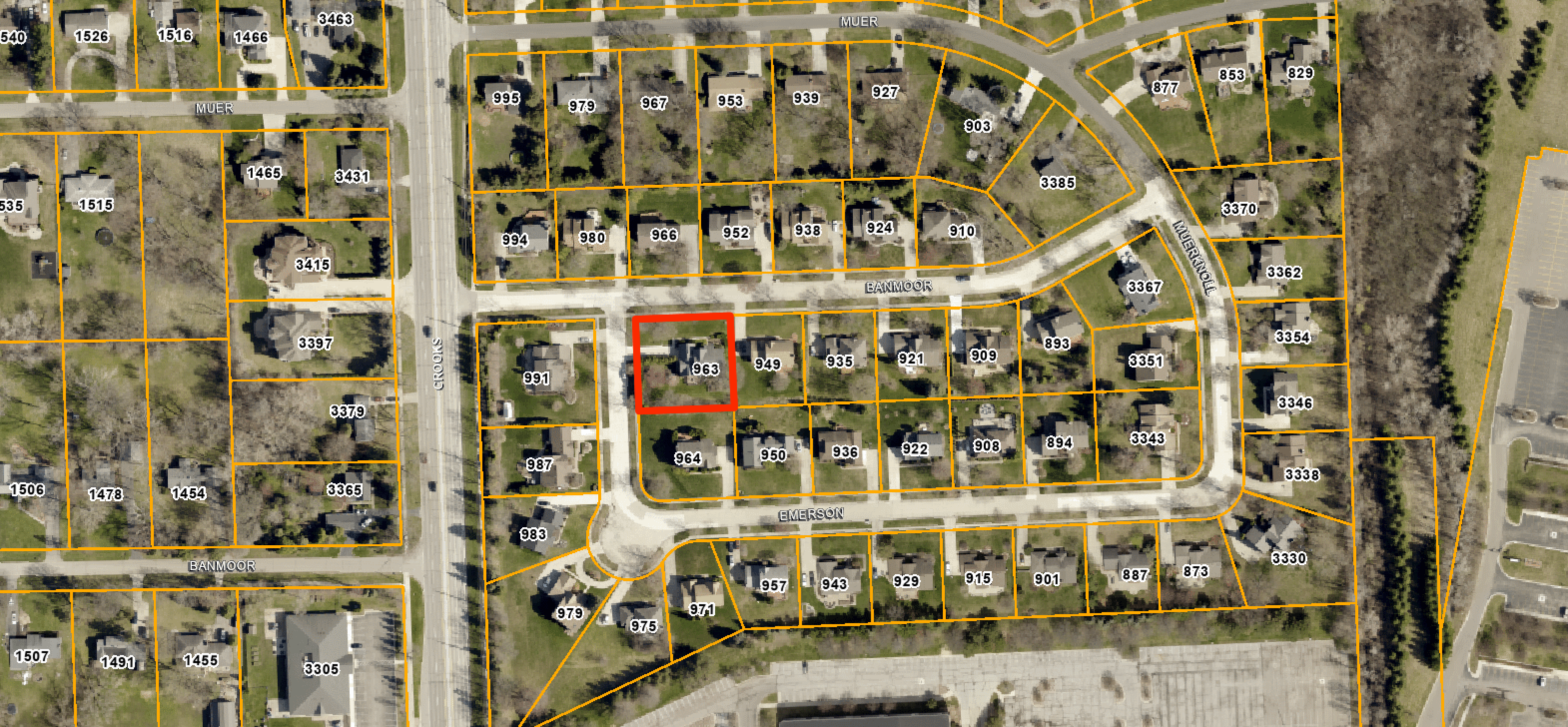
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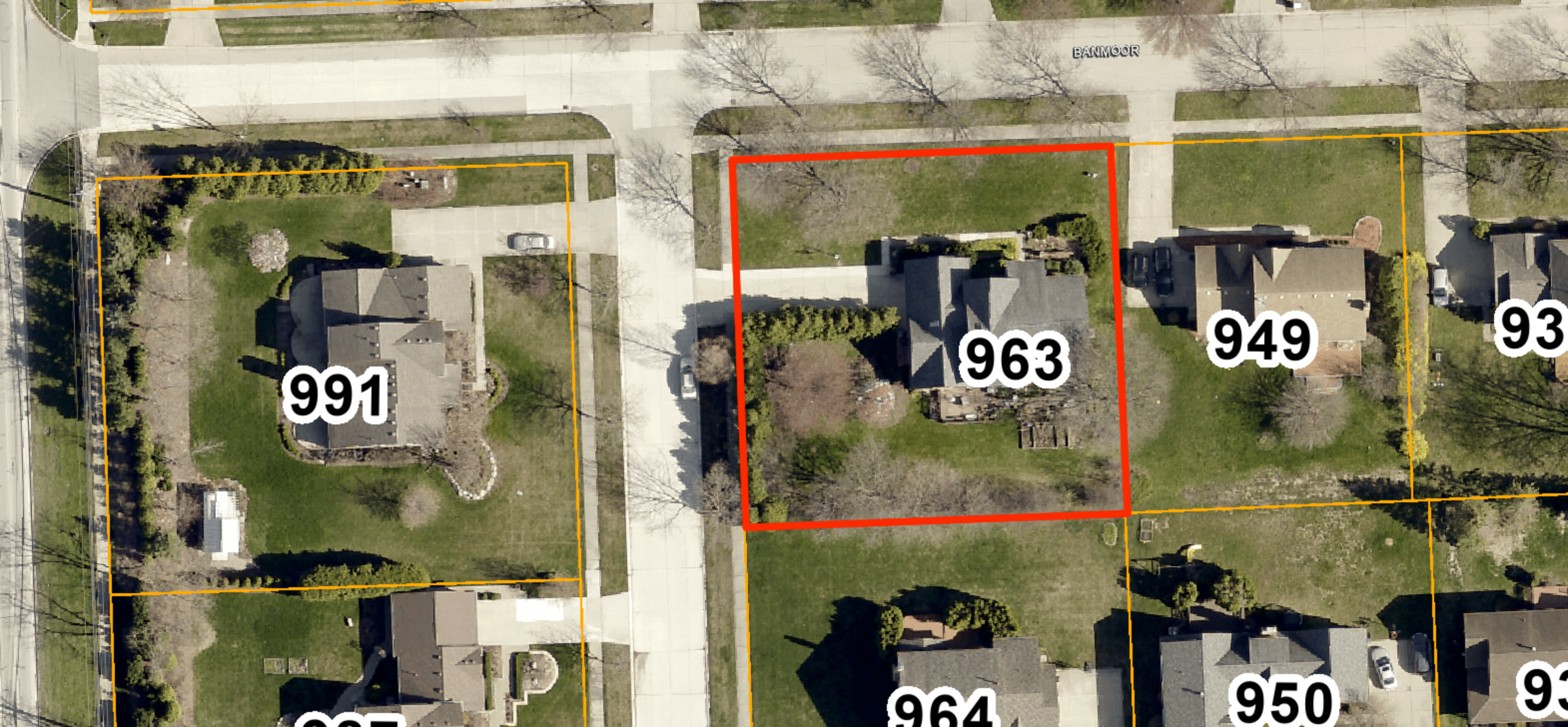
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Animal Appeal Application

REGULAR MEETINGS OF THE ANIMAL CONTROL APPEALS BOARD ARE HELD ON THE **FOURTH WEDNESDAY OF EVERY OTHER MONTH AT 7:00 P.M. AT CITY HALL.** A COMPLETE DIGITAL APPLICATION MUST BE FILED AT LEAST **28 DAYS BEFORE** THE MEETING DATE. 2022 MEETING DATES ARE ON PAGE 3.

PROPERTY ADDRESS: 963 Banmoor Drive

APPLICANT:

NAME Saadat Faiz

ADDRESS 963 Banmoor Drive

CITY Troy STATE MI ZIP 48084

PHONE 248-687-9324

E-MAIL saadatfaiz@gmail.com

PROPERTY OWNER (if different than applicant):

NAME Iqbal Faiz

ADDRESS 963 Banmoor Drive

CITY Troy STATE MI ZIP 48084

PHONE 586-823-9258

E-MAIL iqbalmfaiz@yahoo.com



Animal Appeal Application

APPLICATION DOCUMENTS REQUIRED:

- Written narrative describing your request
- If seeking a waiver, explain all compelling reasons why the waiver should be granted.
- Written response explaining how the request will satisfy the minimum criteria below.
- Site plan or property survey showing the location of buildings/structures intended to house animal(s)
- Dimensioned sketches or drawings of building, structures and/or other enclosures, including fences
- Sample photos of proposed building, structures, and/or other enclosures including fences.
- Anything else that will explain what is proposed

THE BOARD MUST FIND THE FOLLOWING MINIMUM CRITERIA HAVE BEEN SATISFIED:

- There are compelling reasons to grant a waiver.
- That the animals will be treated humanely and will not be neglected or treated with cruelty, and
- The animals will be maintained in quarters constructed to prevent their escape, and
- That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
- That the animals will not be loud or likely be detrimental to the neighborhood.

E-mail signed application and supporting files to planning@troymi.gov

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- (248) 524-3364
- planning@troymi.gov.

PERMISSION TO INSPECT PREMISES

I, Saadat Faiz (applicant) hereby depose and say that all the above statements and statements contained in the information submitted are true and correct and give permission for the Board Members and City Staff to enter the property to ascertain conditions.

APPLICANT SIGNATURE

DATE

4/25/23



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Animal Appeal Application

2023 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 25

March 22

May 24

July 26

September 27

October 25

APPEAL FOR BACKYARD CHICKENS

Saadat Faiz
963 Banmoor Drive
Troy, MI 48084

April 20, 2023

Animal Controls Appeal Board

Dear Board Members,

My name is Saadat Faiz, and I am a current graduate student at Miami University pursuing an M.A. in biology. I am formally requesting a waiver to keep chickens on our property, 963 Banmoor Drive, Troy, Michigan. In the spring of 2020, I purchased four chicks of the Rhode Island red breed from a Tractor Supply Company. Due to the wonderful experiences and successes that came from raising these chickens in our backyard, I purchased four more chicks from a Tractor Supply Company toward the end of summer that same year (this time of the barred rock breed). At the time, I was not aware that permits were required to keep these animals in my backyard. I did not know this until I had to discontinue keeping chickens due to a complaint the City of Troy received from one of our neighbors. I am far more knowledgeable on these matters now and intend to follow all procedures to raise backyard chickens in a manner that does not disturb my neighbors in any way. I do not know the nature of the complaint about my chickens. However, I am almost positive it concerned our loudest chicken, Rocky. Rocky was one of the four barred rock chicks I purchased. When I purchased these chicks, I made sure to buy only female birds. But little did I know that one of the barred rocks I purchased was a male. This was a mistake on Tractor Supply Company's behalf. A male chick must have mistakenly been placed with all the female chicks in the brooders where they were being sold inside the store because, to our surprise, Rocky grew to be a boisterous rooster instead of a hen! My family and I raised the chicks together and, in the process, bonded heavily with two of them; one of the Rhode Island red hens with a very sweet personality and our barred rock rooster, Rocky, who was simply hilarious and fun to be around. Thus, it was quite emotionally difficult when we had to rehome these two particular chickens and process the rest of the birds (for our consumption), even though our backyard chicken operation was thriving and our chickens were laying eggs consistently. I fully understand why someone would complain about the presence of a rooster in our neighborhood, as Rocky was quite loud at sunrise on certain days. I take full responsibility for not having him relocated upon discovering his true gender. The problem was that my family and I grew to truly love Rocky.

I am confident that the unintended presence of a rooster was the only problem in our entire backyard chicken project. If this appeal is accepted, I can confidently ensure there will be no roosters on our property. Just hens, which are considerably quieter and do not make extremely loud calls at sunrise. In fact, the hens we had were silent at sunrise. Throughout the day, the hens would vocalize occasionally but nowhere near as loud as a rooster. Without a rooster in our flock this time around, any form of loud noises disturbing our neighbors will not be an issue. One aspect of our property that sets us apart from nearly every other property of our size (less than .75 acres) is the incredible amount of privacy provided by our trees. The arrangement of trees on our property is similar to how a fence would be arranged to surround and conceal a property. The chickens are completely concealed by the foliage from anyone driving into our subdivision. It

requires them to stop at just the right angle and stare for a long while to make out the silhouette of our chicken structures. Even in the winter, our chickens are quite concealed, as most of the trees shielding our backyard from view do not drop their leaves in the winter. Our property is also located in an area that has fewer predators, as it is quite close to Crooks Road. It is the perfect balance of staying close enough to civilization to deter predators while also keeping our backyard almost entirely concealed from view. We have already accumulated a significant amount of experience in the overall process of raising chickens in a way that complies with all of the Board's criteria and more.

HOUSING STRUCTURES AND ENCLOSURES

We plan to construct a stationary coop and run, a movable coop and run, and a chicken tractor for a total of three separate housing structures. We plan to keep eight chickens at most. The chickens will be kept and rotated throughout a total of three high-quality structures depending on the weather and the condition of the plants they are being kept on. We plan to establish a regenerative farm system in our backyard in which the animals, plants, fungi, and soil life all benefit one another ecologically. At no given moment will chickens be housed outside of these three completely escape-proof structures; the stationary coop and run, the movable coop and run, and the chicken tractor. We plan to construct movable structures to prevent our grass and plant communities from being overgrazed by our chickens. We use no chemical fertilizers in our backyard. This is so our chickens will not consume any fertilizer, as they consume a lot of grass and plants as a part of their natural diet. As you may know, little can be done to prevent chickens from consuming grass (apart from housing them away from nature). This is where movable chicken structures truly shine. By moving a chicken housing structure from an area of partially grazed grass to an area of lush green grass, the chickens will always have access to fresh grass and bugs, and the previous patch of grass they were on will have time to regrow and recover. In fact, grazed patches of grass often grow back even healthier and more vibrant than they were before! This is the result of working with Earth's incredible natural systems.

STATIONARY CHICKEN COOP AND RUN

We plan to construct a large stationary chicken coop with a large chicken run attached to it. This coop will be absolutely escape-proof, predator-proof, and well-insulated. It will have a door with locks. There will also be a closeable opening near the top to allow for airflow and ventilation on hotter days and to prevent bacterial growth inside the coop. We plan to construct this with wood and materials from Home Depot. We plan to construct a roof of poultry netting and attach it to this stationary coop. The roof is to prevent chickens from flying out over the top of the chicken run and to protect them from hawks and other aerial predators. The chicken run will be large and spacious and include a wide variety of plant species growing within it. This is to provide the chickens free access to consume mint, dandelion, clover, and much more. Our goal is not only to raise these animals humanely but also to simulate what their lives would be like in nature. Since we do not have a fence on our property, I plan to eliminate all chances of our chickens walking out of our property by not allowing our chickens to free range outside the three escape-proof housing structures.

MOVABLE CHICKEN COOP AND RUN

We plan to construct a large, movable chicken coop with a chicken run included in the blueprint. There are many of these available online, and we plan to purchase the "Large Metal Chicken

Coop Walk-in-Poultry Cage 9.2' L x 18.4' W x 6.4' H. After assembling this movable chicken coop, we plan to modify and upgrade this structure to our needs (such as replacing the tarp portion with wire fencing) to enhance its long-term durability. We intend to build a coop inside this structure. Chickens will have access to fresh water, grit, oyster shells, and feed at all times and a shaded area to escape the sunlight during hot days. On cold fall and winter days, we plan to keep them in the stationary, well-insulated chicken housing structure with a heater. The chickens will be housed in the movable chicken coop periodically throughout spring, summer, and early fall (throughout much of winter, they will be kept in the stationary coop with a heater). Whenever they have overgrazed the plants in the stationary chicken housing structure's chicken run, they will be transferred into the movable coop and run. This will allow the overgrazed plants to regrow and recover while also allowing the chickens to have access to fresh plants in which they can find bugs and peck at the flowers and leaves, and express their natural characteristics.

MOVABLE CHICKEN TRACTOR

The second structure we intend to construct is a movable chicken tractor. By periodically moving chickens to a different part of our backyard, our grass will never be overgrazed. The moving procedure is remarkably simple and can be done by a single person. Another purpose of this chicken tractor is to allow yet another housing option in case a fight breaks out between our chickens (which is a possibility on any farm), and we can separate chickens if need be. Or if one of the chickens becomes ill or faces any health concern whatsoever, we will use the chicken tractor as a quarantine enclosure to provide extra attention and care to a chicken that requires it at any given time. The two movable structures will be protected against predators with electric poultry netting. We will keep the electricity turned on at night. We will constantly be going in and out of the backyard throughout the day to care for the chickens and manage our gardens. Thus, there will be no need to have the electricity turned on during daylight hours.

I would like to briefly explain one of the greatest benefits of having mobile chicken housing structures. Rotating chickens throughout our grass in the chicken tractor will do wonders to promote biodiversity in our soils, as chicken manure is a great natural fertilizer. It will also help our soil sequester carbon from the atmosphere. This method of rotational animal agriculture was popularized by renowned American farmer and author Joel Salatin. I am a fan of his and have read many of his books. I am passionate to the point of being genuinely obsessed with regenerative animal agriculture. I've read books and watched documentaries on farmers such as Will Harris, Alan Savory, Nicole Masters, and many more sustainable farmers. I continue to learn and adopt new farming techniques that make natural farming systems simultaneously more efficient and better for the planet. Not to mention, as foods from industrial farming methods become less nutritious and more harmful over time, the natural foods produced on regenerative farms become healthier and more nutrient-dense over time as the regenerative farming systems are refined and improved over time!

NEIGHBORS

In no way will our chickens be a detriment to our neighbors. The structures are completely-escape proof, and we will never house our chickens outside of our structures. There will be no roosters in our flock, so loud noises will not be an issue whatsoever. As a matter of fact, two of our neighbors are actually waiting to see our chickens, as they have small children who are fascinated by animals! There is no question that the public will be protected from our animals. Our chickens will be housed in escape-proof structures at all times. The structures themselves

will be moved to different areas of our grass, with the birds safely inside. Our chickens will be protected from the public as well. We are often in our backyard, either caring for the chickens or working on our garden. There are always pending projects that require our attention, and we are in the backyard very often. Also, much of our property is kept hidden from view by many large trees that are arranged in a fence-like pattern.

HUMANE TREATMENT

We love animals and will be treating these chickens very humanely. Chickens will always have access to the outdoors and will never be housed in small cages. Not only will we treat them humanely, but we also will, as Joel Salatin says, allow our chickens to “express their chickenness” by encouraging them to live their lives in unison with nature. They will always have access to fresh plants and insects during the spring, summer, and fall months. And during the winter, we have found a way to easily maintain temperatures of 40-plus degrees Fahrenheit inside coop structures, even during extremely cold days, by insulating the structures well and using a heater. Throughout winter, we will feed them organic feed and organic kitchen leftovers that are not only safe for their consumption but very good for their health as well! We have never had a single problem with our chickens getting diseases. We feed them a popular brand of feed and start off our chicks on a medicated Purina chick starter. This is to prevent our chicks from getting coccidiosis disease while they are young and vulnerable and give them a head start in their lives as they grow into healthy, beautiful adult hens.

CONCLUSION

I can honestly state that my life has felt far less fulfilling without the freedom to raise animals on this property. I have had boundless love and obsessive interest in all manner of animals for as long as I can remember. Especially birds. Keeping chickens in my backyard did wonders not only for my physical health (as our chickens provided us with a consistent supply of very healthy eggs due to the nutritious natural diet and lifestyle we offered them) but also for my mental health. It did more for my mental health than anything else I’ve experienced in my life. The presence of chickens in our backyard would provide us with a source of fresh eggs. It would also allow me to create videos and upload them to my YouTube channel, Wild Primal. I treat my YouTube channel as not a hobby but a business. Lastly, backyard chickens would allow friends and family to have an extraordinarily great time and an exquisite educational experience every time they visit us.

I have been tired of living disconnected from nature and am constantly seeking land to purchase. However, I also love the city of Troy and realized that most of my problems would disappear if I could simply raise chickens in my backyard. Raising chickens again would truly allow me to do what I love once again.

Respectfully,



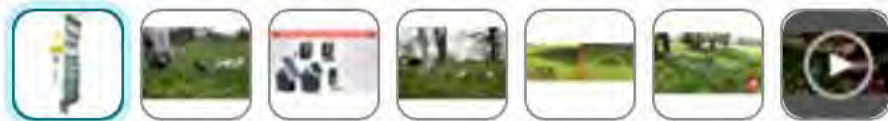
Saadat Faiz

BUILDING NEW CHICKEN TRACTOR





Roll over image to zoom in



VIDEO



RentACoop Poultry Netting Electric Fence (48" H x 168' L)

[Visit the RentACoop Store](#)

4.3 ★★★★★ 546 ratings

Amazon's Choice for "electric poultry netting"

\$234⁹⁵

FREE Returns

Get \$50 off instantly: Pay \$184.95 upon approval for the Amazon Rewards Visa Card. No annual fee.

Purchase options and add-ons

Payment plans

\$22.91/mo (12 mo) at example APR of 30% (rates from 10-30% APR)

- KEEP YOUR ANIMALS SAFE- Keep predators and unwanted animals out

(TARP WILL BE REPLACED WITH FENCING)



Large Metal Chicken Coop
Walk-in Poultry Cage Hen Run
House Rabbits Habitat Cage
Flat Roofed Cage with
Waterproof and Anti-
Ultraviolet Cover for Outdoor
Backyard Farm Use (9.2' L x
18.4' W x 6.4' H)

[Visit the Polar Aurora Store](#)

4.5 ★★★★★ 547 ratings

\$379⁹⁹

Get \$50 off instantly: Pay \$329.99 upon approval for the Amazon Rewards Visa Card. No annual fee.

Pattern Name: **1.26" Diameter**

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VIDEO

1.26"
Diameter

\$379.99

1" Diameter

See available

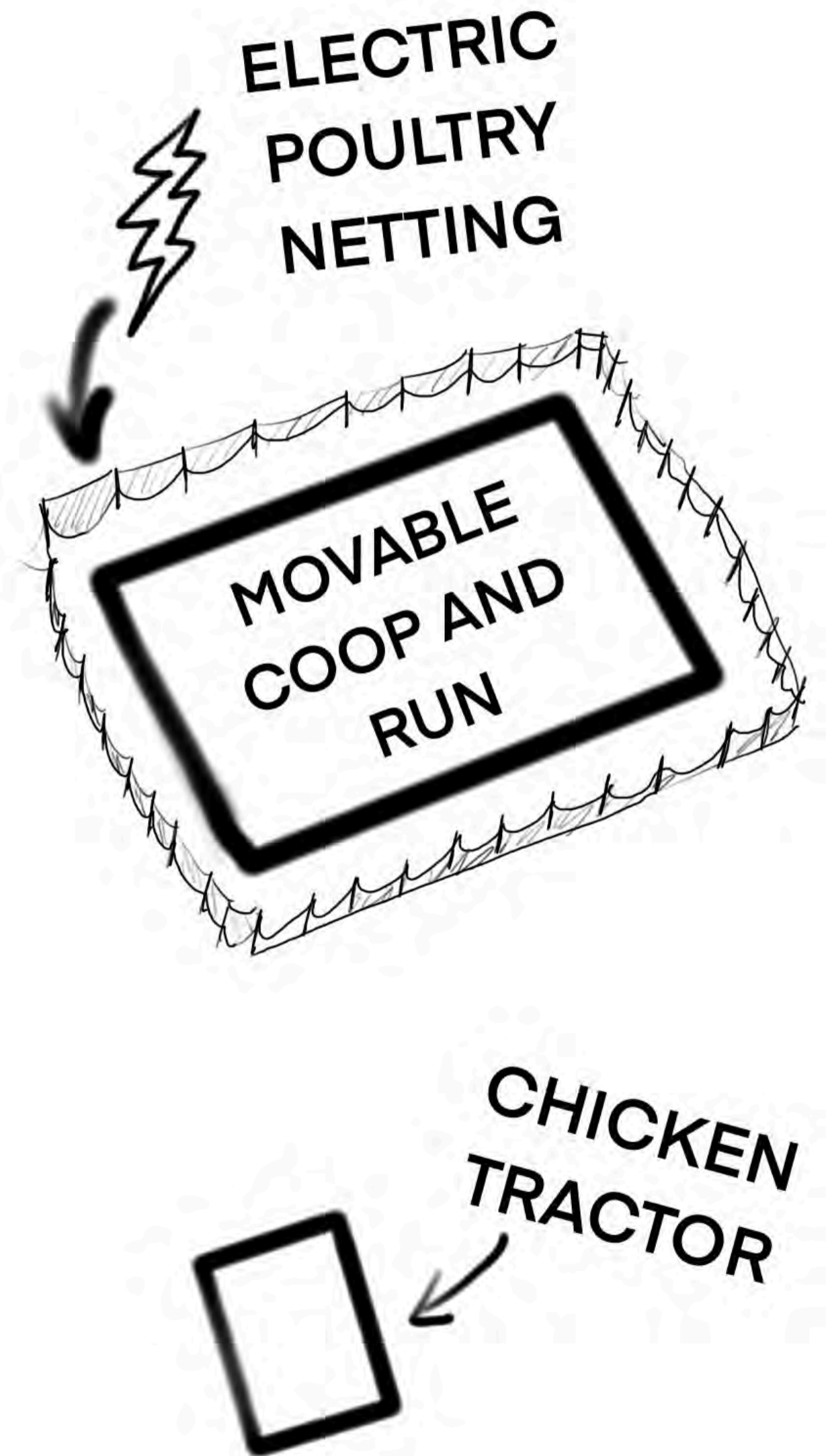
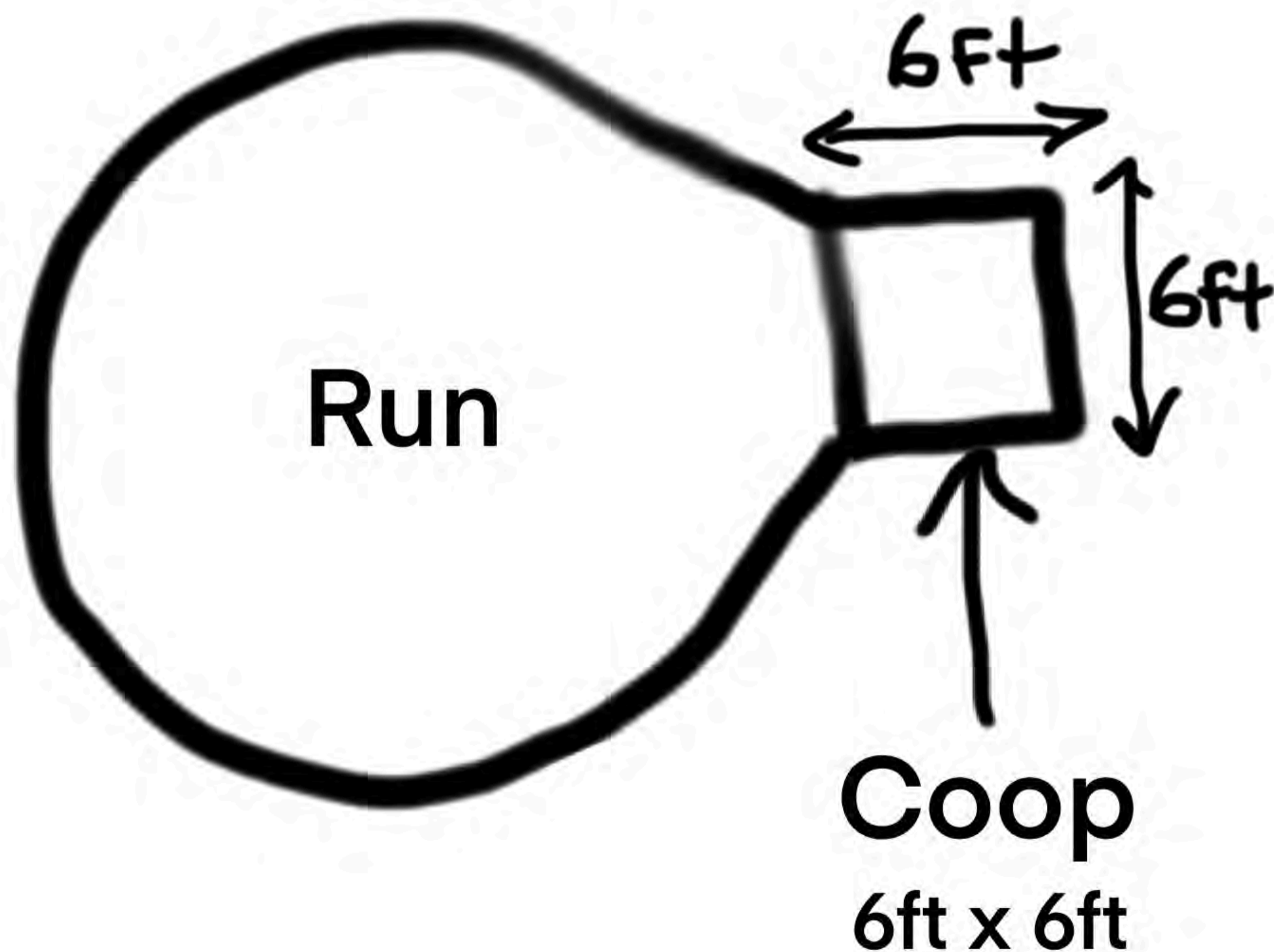
- 1 - Chicken tractor
- 2 - Mobile coop and run
- 3 - Stationary coop and run

963



TOP VIEW OF HOUSING STRUCTURES

STATIONARY COOP AND RUN



BACK VIEW

(CONSTRUCTION PROCESS)

To deter predators

6ft

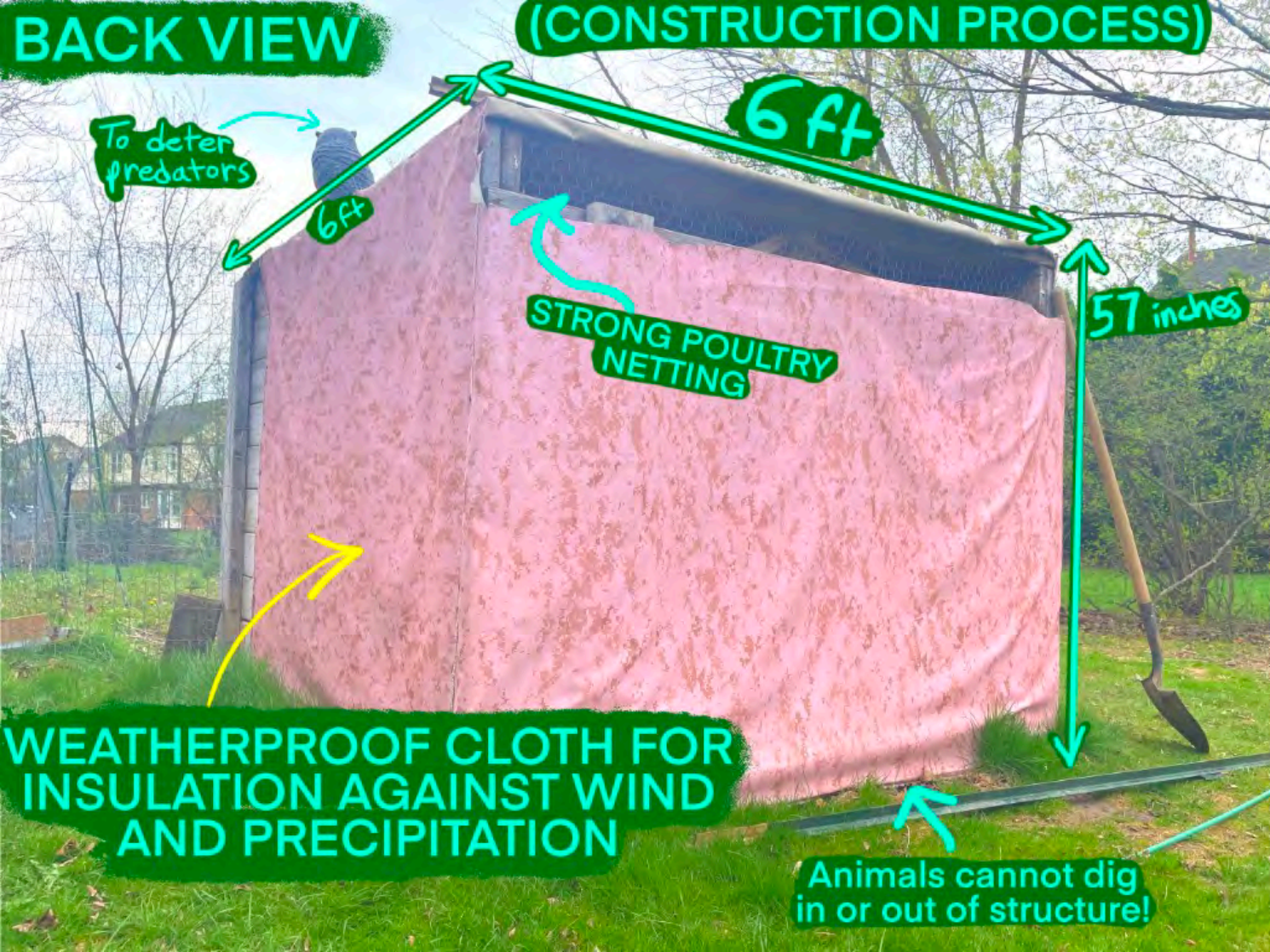
6ft

STRONG POULTRY NETTING

57 inches

WEATHERPROOF CLOTH FOR INSULATION AGAINST WIND AND PRECIPITATION

Animals cannot dig in or out of structure!



FRONT VIEW

(CONSTRUCTION PROCESS)

DOOR WITH DOUBLE LOCKS

LOCKS TO ENTER CHICKEN RUN

57 inches

EXTREMELY STURDY, ESCAPE-PROOF, AND WEATHER RESISTANT!



INTERIOR CONSTRUCTION PROCESS!

ROOF WILL BE
MADE OF WOOD
JUST LIKE WALL



STATIONARY RUN FENCE CONSTRUCTION

THERE WILL BE
NO WAY FOR
ANIMALS TO
DIG IN OR OUT!



**STATIONARY RUN CONSTRUCTION PROCESS
ADDITIONAL STRUCTURAL
SUPPORTS WILL BE ADDED**

**ROOF WILL BE
CONSTRUCTED!**



**STATIONARY RUN CONSTRUCTION PROCESS
ADDITIONAL STRUCTURAL
SUPPORTS WILL BE ADDED**



**STATIONARY RUN CONSTRUCTION PROCESS
ADDITIONAL STRUCTURAL
SUPPORTS WILL BE ADDED**



**BOTTLES ARE TEMPORARY
(helps hold up the poultry
netting as we work on the
roof and fence supports)**